

# FARMINGTON CITY COUNCIL MEETING

Wednesday, November 17, 2004

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## CITY COUNCIL WORK SESSION/ CITY CHAMBERS

**PRESENT:** Mayor Protem Susan Holmes, Council Members David Hale, Larry W. Haugen, Sid Young, and Rick Dutson, City Manager Max Forbush, City Planner David Petersen, and Deputy Recorder Jeane Chipman. Mayor Connors was excused because he was attending the Davis County Council of Governments.

The study session was being held to talk about the Park Station development in west Farmington. Richard Haws and associates were present to present funding information. Discussion began at 5:30 P.M. The following items were reviewed:

**Mr. Haws** reviewed proposed plans for funding Station Park infrastructure including possible tax increment revenues. He showed designs examples for buildings, landscaping, and interiors. The goal of the meeting was to help those attending become familiar with the plans for the projects so that when approaching tax increment entities there would be a united front. Mr. Haws felt it important to have everyone understand what financing possibilities existed.

**Mr. Burningham** detailed the funding needed for the infrastructure from both municipal and private sectors. He discussed the areas of the Park Station commercial and residential development and what kind of specific uses were being planned for each. He also discussed the elements of RDA and EDA and which would be best for which of the uses. The project had been broken down into completion phases. The total cost would be approximately \$291 million from private investment. Public investment costs would be approximately \$21.7 million.

**Mr. Forbush** questioned whether or not there were letters of intent regarding the potential users for the commercial area.

**Mr. Haws** said he, as the developer, would build and own the buildings which would then be available for tenants. He would enter a development agreement with the City which would protect the City and its investment.

The City Council recessed to the kitchen area to review the evening's agenda. Discussion included the following points:

**Agenda Item #4– consideration of ordinance amendments to Chapter 4 of Title 8 (park rules and regulations.** Mr. Forbush stated there would be a great deal of public interest in the agenda item. The amendments had been under consideration by City officials and citizen committees for a long time. It would be important to have a decision relatively soon because park scheduling for 2005 would begin in January.

**Agenda Item #5–consideration of ordinance amending Oakridge Park Estates (the addition of 1 building lot to the PUD).** The item involved the sale of the remnant parcel adjacent to the Oakridge Park.

**Agenda Item #6–Knowlton Elementary traffic safety issues.** Mr. Petersen attended a meeting with the Police Chief and concerned parents. The drop off/pick up areas had created safety problems because of the circulation patterns uses by buses and cars.

**Agenda Item #7–unauthorized signage enforcement issues.** Citizen complaints regarding the inordinate number of private, temporary signs erected in the City especially during the weekends prompted the need to address the problem.

**Agenda Item #13–Somerset HOA proposed amendments to the Settlement Agreement.** Mr. Forbush briefly reviewed the tenants of the proposed amendments.

**Agenda Item #15–report regarding the DMV discussion held with Davis County.** City and County officials had discussed the possibility of locating the DMV near the Justice Complex in west Farmington on property owned by Davis County.

#### **REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER**

***PRESENT:*** Mayor David M. Connors, Council Members David Hale, Larry W. Haugen, Susan T. Holmes, Sid Young, and Rick Dutson, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Deputy Recorder Jeane Chipman.

**Mayor Connors** called the meeting to order at 7:00 P.M. The invocation was offered by **Susan Holmes** and the Pledge of Allegiance was led by **Taylor Haskett** of Scout Troup 1419.

#### **APPROVAL OF MINUTES OF PREVIOUS MEETING**

**David Hale** moved that the City Council approve the minutes of the November 3, 2004, City Council Meeting. **Larry Haugen** seconded the motion. The voting was unanimous in the affirmative. **Susan Holmes** abstained because she was out of town and did not attend the November 3<sup>rd</sup> meeting.

**Mayor Connors** led a discussion about whether or not to use a timer for the public hearings. He felt the public should have advance notice before the practice was initiated. The Council also decided to have a sign-up sheet for the public hearings to improve efficiency.

#### **REPORT OF PLANNING COMMISSION (Agenda Item #3)**

**David Petersen** reported proceedings of the Planning Commission meeting held November 11, 2004. He covered the following items:

- Randall Rigby obtained preliminary plat approval to increase the size of the Miller Meadows Subdivision consisting of 86 lots on 49.154 acres to 107 lots on 65.829 acres located in an AE zone at approximately 700 West 650 South.
- The Planning Commission recommended the City Council amend the Cornerstone Subdivision plat by vacating the right-of-way access between lots 15 and 16. Also, that a 15-foot drainage and a public pedestrian easement be created. The Planning Commission also recommended the City Council deny the request to vacate 5 lots and create 8 lots, increasing the number of lots in the Cornerstone Subdivision by 3 additional lots.
- The Planning Commission recommended the City Council approve the application to rezone all property with an elevation higher than 4,218 feet above sea level on an 80 acre parcel of land located at approximately 550 North 200 West from A to AE, and they recommended schematic plan approval for a subdivision on the same parcel.
- The Planning Commission recommended the City Council approve the CMU text draft.
- The Planning Commission tabled consideration of the Gardner/Gust Cherry Hill, LLC request for a recommendation to amend the General Plan by redesignating property between U.S. 89 and Main Street south of the Cherry Hill Interchange (approximately 28.0 acres) to Commercial Mixed Use (CMU) to further rezone the property from A, LR, and LS to CMU to allow the Planning Commission time to carefully gather and study all applicable information. Planning Commission set a study session for December 7<sup>th</sup>.
- The Planning Commission recommended the City Council rezone property located at approximately 400 West 675 North from BP to CMU.
- The Planning Commission approved the request for a special exception from the 30 foot front yard setback to allow a 19 foot setback on lot 3 of the Monte Vista subdivision. The Planning Commission also voted to grant the conditional use approval request to allow construction of a new home with a garage flush with the front of the house in the OTR zone, lot 3, Monte Vista subdivision at 122 South 300 East. The rest of the homes on 300 East are at the setback.
- The Russon Brothers request for site plan approval to develop a funeral home on 2.116 acres located at 1940 North 1075 West in a C zone was granted.

- The Farmington Station drainage improvements requested by the residents were near completion.

**PUBLIC HEARING: CONSIDERATION OF ORDINANCE AMENDMENTS TO CHAPTER 4 OF TITLE 8/CONSIDERATION OF RESOLUTION ENACTING NEW PARK RULES AND REGULATIONS/MAX FORBUSH (Agenda Item #4)**

**Mayor Connors** stated the issues had been under consideration by the City Council, staff, and citizens for several years. The Council was eager to have all parks in the City regulated by consistent rules and regulations. Therefore, decisions made needed to respect the needs of all the parks.

**Mr. Forbush** reviewed the history of the rules and regulations under consideration. There were specific issues regarding uses in Woodland Park raised by nearby residents. The Leisure Service Board and staff, Parks Department, and the City Attorney had reviewed what was being proposed. Council Member Holmes, along with other City officials and citizens, had served on a committee that had given a great deal of time and effort toward the proposals. The City Council had previously reviewed “drafts” of the proposed ordinance and rules and regulations.

**Ms. Holmes** stated that the citizens involved had spent many hours, and she expressed appreciation for their work.

**Public Hearing**

**Mayor Connors** opened the meeting to a public hearing.

**Bert Whipple** (164 East 400 South) raised concerns regarding the 5 A.M. starting time for amplified sound. Normally, construction noises are not allowed in the City prior to 6 A.M. He felt that the 6 A.M. time regulation should be changed. He also wondered if there were ample parking for a group as large as 300 people at Woodland Park and felt extra parking would likely impact nearby residents, especially on Paracle Circle where he lives. He asked for clarification of the definition of “weekend.” He felt that Woodland Park is a unique park because it is enclosed on all sides by residents.

**Myra Sorenson** (157 East 400 South) was concerned about the 11 P.M. closing hour because of her small children. She said that the uses in the park are loud and can be heard in Paracle Circle. Mrs. Sorenson asked the Council to be sensitive to the needs of the neighbors that live so close to the Park.

**Bob Arbuckle** (145 East 400 South) stated he felt the City Council was charged with protecting the health, safety, and welfare of the City's citizens. He asked what had been done to control the rat problem in Woodland Park.

**Neil Miller** (Public Works) said the County had reported there were no signs of a rat problem in the Park, but he would investigate.

**Mr. Arbuckle** asked about racoons and skunks, weeds, and overgrowth. He feels there is a problem with drug users and other nuisances. There used to be a lot of children walking through the park on the way to school. The decrease of use may have to do with some problems in the past. He said the Council should be aware of those kinds of issues. He felt the parks were not being properly cared for. Mr. Arbuckle asked about the sound ordinances of the City and said it would be helpful if the ordinance were clarified and included enforcement. He felt it would be in the best interest of the entire City to have an appropriate noise ordinance. He and many of his neighbors did not have the use of their yard for several days of the year because of the public use of the park. He had to schedule around the City's events. Because he had to schedule around the City for the use of their back yard, he wondered if there was a way to know the schedule in advance. When special interests come in for special events there was a negative impact on the community. He reported that during this summer's play, the director tried to be sensitive to the neighborhood.. He also reported he had experienced some property damage because of the users in the park.

**Noleen Arbuckle** (145 East 400 South) wanted to express appreciation for the work done by JoAnn Callahan with the Performing Arts. Mrs. Arbuckle felt there was a problem being created because the rules for the parks were being changed continually. She felt enforcement of rules in Woodland Park had been lax. She said that she had to report situations in the park to the police on a regular basis. The rules, she felt, had really never been enforced. She appreciated the work that had gone into the proposed rules and regulations. She also asked that the Council be sensitive to the needs of the neighborhood.

**Mr. Arbuckle** stated that if a sound ordinance were created and enforced having a home next to the park would be much more livable. He also said there were two events last year that had been cancelled. He asked that the neighbors be informed so that the neighbors could use their yards when events are cancelled.

**Neil Miller** (Park Superintendent) said it was a tough issue when the City had to deal with all the parks in the City. He said it was important to know about the noise problems. The proposal before the Council had been presented because those involved felt it was a good document for all the parks in the City along with the nearby neighbors.

**Public Hearing Closed**

With no further comments, **Mayor Connors** closed the public hearing and asked the City Council for their consideration. Their discussion included the following points:

- Mr. Forbush reviewed changes made in the document given to the City Council.
- Mr. Forbush reviewed suggestions given by Mr. Whipple prior to the meeting. Mr. Whipple had been concerned about amplified noise being allowed beginning at 5 A.M.. Mayor Connors did not want to restrict the use of the park at any time. The noise issue was a separate consideration.
- The total number of amplified events included both private and City events in combination.
- Ms. Holmes stated there was a number of points that needed to be addressed, including budgeting improvements, animals, weeds, overgrowth, and safety issues, especially in Woodland Park. She felt that amplified noise probably should not begin before 8 A.M. Mr. Miller had made progress toward controlling the parking. The sound ordinance should be addressed in the future. She also said it may be that the City should look at whether or not there was a compelling interest on behalf of the City to allow special events on fifth weekends. She also felt event fees were too low.
- Mr. Hale suggested that the ordinance be adopted as written and then amend sections as needed.
- Mr. Young suggested the City Council look into making physical improvements on parks to help some of the nuisance problems.

### **Motion**

**Susan Holmes** moved that the City Council approve Ordinance No. 2004-61, an ordinance amending and recodifying Chapter 4 of Title 8 of the Farmington City Municipal Code regarding City parks with changes as presented by the City Manager. **David Hale** seconded the motion.

In discussion, **Larry Haugen** stated he thought there were too many unresolved issues to move ahead. He proposed an alternative motion to table the agenda item until issues could be addressed properly. **Sid Young** seconded that motion. The alternative motion failed by a 2 to 3 vote.

**Mayor Connors** called for a vote on the original motion by Ms. Holmes. That motion passed by a 3 to 2 vote. The Mayor asked that the issues regarding animal control, weeds, overgrowth, safety issues, noise, and park improvements be studied and brought back to the Council for consideration.

**Mr. Forbush** suggested that the City review the “Definition” section of the City ordinances to make sure that “Parks” include adjacent parking lots.

**Susan Holmes** moved that the City Council adopt Resolution No. 2004-62, a resolution adopting the Farmington City Parks rules and regulations with the changes suggested by the City Manager, including 15 days for special events (inclusive of City events) and use of the fifth weekends by special events, no more than 4 of which will be during June, July, or August. **David Hale** seconded the motion. The motion passed 3 to 2.

**PUBLIC HEARING: CONSIDERATION OF ORDINANCE AMENDING OAKRIDGE PARK ESTATES PUD, PLAT 2 BY ADDING BUILDING LOT FROM HERITAGE PARK REMNANT/DAVID PETERSEN (Agenda Item #5)**

**Mr. Petersen** reviewed the agenda item. It had been proposed that a lot be created from a remnant parcel adjacent to the Heritage Park. The Planning Commission raised questions including why the City did not leave the parcel to see if there would be a future need for the land. There were also concerns regarding parking. In discussion, most issues had been resolved.

**Public Hearing**

**Mayor Connors** opened the meeting to a public hearing. The Mayor noted that the Council had received a letter from Marc and Melanie Rogers in opposition to the action, and from Sandy Weeks who wanted the parcel added to the park property.

**Public Hearing Closed**

With no forthcoming comments, **Mayor Connors** closed the public hearing.

**Sid Young** discussed the issues and expressed the thought that there may be good reason for the home to be built by Fieldstone Home.

**Mayor Connors** suggested that since no other home in the subdivision was required to be built by Fieldstone it may be unfair to encumber that lot with such a restriction. There are CC&Rs for the subdivision that would protect certain standards.

It was the intent of the Council that funds received from the sale of the lot be used for parks.

**Motion**

**David Hale** moved that the City Council approve Ordinance No. 2004-63, an ordinance authorizing the Mayor to enter an order amending the Oakridge Park Estates Planned Unit Development (PUD) Plat 2 Subdivision by adding one new lot and directing that the same be

recorded with the Davis County Recorder's Office. **Rick Dutson** seconded the motion, which passed by unanimous vote.

#### **REPORT ON TRAIL MARKER PROJECT/GEORGE CHIPMAN (Agenda Item #16)**

**Mr. Chipman** (Farmington Trails Committee) introduced several Scouts in attendance. The Scouts had been involved in Eagle Scout projects throughout the City, installing trail markers on City trails. Phillip Stone of Troop 1199 and Scout Hunter of Troop 534 and their troops had installed 16 support brackets along City trails. Mr. Chipman showed the Council a prototype for the markers that will be placed on the brackets. The markers were color coded according to the trail and indicated mileage from a trail head starting point. The markers also included a bronze medallion of the trail logo. When asked about the possibility of vandalism, Mr. Chipman explained the method of securing the medallion to the post. Mr. Chipman also introduced Tanner Dixon, another Eagle Scout candidate, who will complete the support bracket installation. It was planned that all supports and markers will be in place by the spring of 2005.

**Mayor Connors** commended the Scouts and the Trail Committee for the great work they are doing in improving and maintaining the City trail system.

#### **KNOWLTON ELEMENTARY TRAFFIC SAFETY ISSUES/DAVID PETERSEN (Agenda Item #6)**

**Mr. Petersen** reported a meeting he attended regarding the traffic safety issues surrounding Knowlton Elementary children. Attending the meeting were himself, Chief Hansen, and parents whose children attend the school. Mr. Petersen showed the traffic circulation patterns around the elementary school. There were safety problems created by the drop off/pick up areas and the traffic patterns of the school buses. Mr. Petersen also suggested solution options that may be made available using the nearby LDS Church parking lot. More information will be gathered and reported to the Council at a later date.

#### **UNAUTHORIZED SIGNAGE ENFORCEMENT ISSUES/ DAVID PETERSEN (Agenda Item #7)**

**Mr. Petersen** stated there was a letter in the packet from Chadwick Greenhalgh who complained about the large number of illegal signs throughout the City. There is a problem especially on the weekends. The enforcement officer is not available on the weekend. The City Attorney did not recommend deputizing citizens for weekend enforcement. Mr. Petersen asked if the Council would like to pay a City employee to take down the signs on weekends. The sign ordinance was appropriate as written. The problem was enforcement. Signs for public events are exempt if they have the permission of the City Council.



**Mayor Connors** asked that staff come back with recommendations regarding the sign problems. It was also suggested that the item be covered in the *Newsletter* to help citizens become aware of the ordinance restrictions.

**MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #8)**

**Susan Holmes** moved that the City Council approve the following items by consent as follows:

1. Ratification Construction Bond Agreements previously signed by Mayor Connors.
2. Authorization to budget swimming pool improvements from Council contingency account. The recommendation of the City Manager and the City Finance Director is that the City fund the portable stairs for the stage out of park impact fees and that the balance of the improvements for swimming pool less the \$15,000 already allotted for the solar blankets be taken out of the City Council contingency account. The total amount above the \$15,000 already budgeted would be \$15,368.00.
3. Approval of resolutions amending Personnel Policies 9.030;10.010 and 10.030 as enclosed. These items have been conceptually approved earlier by the City Council.
4. Approval of resolution amending the City's policy as it relates to service awards.
5. Motion rejecting the proposed purchase of the City's telecommunications lease with Qwest. This action is recommended by the City Finance Director and City Manger. The \$61,000 offered is woefully short of what the City can make on its existing lease.
6. Authorization for the City Manager to schedule appointment with Envision Utah and Wasatch Front Regional Council representatives regarding "Wasatch Choices 2040." The authorization includes inviting Planning Commission members to the meeting. The meeting time would be at the December 8<sup>th</sup> City Council meeting.
7. Authorization for Mayor Connors to sign the enclosed letter agreement prepared by the president of the Clark Water Company. This letter prevents all shareholders from selling their water rights privately and individually thus protecting the company's opportunity of selling all of the rights with one buyer.
8. Approval of December's Newsletter.

**Larry Haugen** seconded the motion. The City Council unanimously approved the motion.

**RESOLUTION ACCEPTING HASKELL ANNEXATION PETITION FOR STUDY/DAVID PETERSEN (Agenda Item #9)**

**Mr. Petersen** described the site of the annexation property. He said there will be a landlocked parcel that was not being suggested for annexation. However, in discussion with the City Attorney it was felt appropriate to move forward with the annexation request.

**Motion**

**Rick Dutson** moved that the City Council adopt Resolution No. 2004-67, a Resolution receiving an annexation petition from Haskell Homes Inc., for consideration by Farmington City. **Larry Haugen** seconded the motion, which passed by unanimous vote.

**EMERGENCY MUTUAL AID INTER-LOCAL COOPERATION AGREEMENT/MAX FORBUSH (Agenda Item #10)**

**Mr. Forbush** stated the City Attorney had some concerns about a conflict between the inter-local cooperation agreement pertaining to Emergency Mutual Aid and State law. He suggested that the agreement be approved contingent on review by the City and County attorneys.

**Motion**

**Susan Holmes** moved that the City Council approve the Emergency Mutual Aid Inter-local Cooperation Agreement, authorizing the Mayor to sign the same, subject to the Davis County Attorney's office and the City Attorney review of the provisions of Section 10. **Larry Haugen** seconded the motion. The vote was unanimous in the affirmative.

**CITY/SOMERSET HOA PROPOSED AMENDMENTS TO SETTLEMENT AGREEMENT/MAX FORBUSH (Agenda Item #13)**

**Mr. Forbush** distributed copies of the proposed amendment to the Settlement Agreement. Mark Howard had expressed to Mr. Forbush his concern about the requirement to have two-thirds of the homeowners association (HOA) membership approve before the City could take over the detention basin. The City Attorney had given the opinion that all that was needed was notification of the membership who could be invited to attend a meeting wherein a vote could be taken. It would then be two-thirds of those voting that would be required for approval. Mr. Forbush suggested that the agenda item be approved subject to the HOA approval.

**Motion**

**Sid Young** moved that the City Council authorize the Mayor to sign the City/Somerset Homeowners Association Amendments to the Settlement Agreement as presented subject to Somerset Homeowners Association approval. **David Hale** seconded the motion. The vote was

unanimous in the affirmative.

**SHEPARD LANE/I-15 INTERCHANGE STUDY AND RELATED AGREEMENT (Agenda Item #11)**

**Mr. Forbush** distributed a copies of the proposed agreement with UDOT regarding the Shepard Lane/I-15 interchange study. He and the Mayor briefly reviewed changes to the document.

**Mr. Hale** wanted to make sure that the idea was conveyed that Shepard Lane must be protected and that all potential traffic alternatives include limited access to Shepard Lane.

**Motion**

**Susan Holmes** moved that the City Council authorize Mayor Connors to sign the agreements with Horrocks Engineers (including engineering standards and cooperative reimbursement agreements) as presented. **David Hale** seconded the motion. The vote was unanimous in the affirmative.

**NEIL WELLING LEASE AGREEMENT/MAX FORBUSH (Agenda Item #12)**

According to packet material, the property located at 47 West 100 North was vital to the City redeveloping the bank block in downtown Farmington. During the past three or four years the City had paid the taxes and the irrigation assessment and taken care of the land in exchange for the option-to-purchase provisions. In the proposed agreement, Mike Mazuran had rewritten option agreements for a long-term lease. Mr. Forbush explained the agenda item. The lot needed to be maintained. The agreement provided that the City had the first right of refusal if the lot were ever to go up for sale. The City Attorney had written the lease agreement. The lease would run with the land.

**Motion**

**David Hale** moved that the City Council approve the Neil Welling Lease Agreement as presented. **Larry Haugen** seconded the motion. The motion passed by unanimous vote.

**CITY MANAGER EMPLOYMENT AGREEMENT (Agenda Item #14)**

**Mayor Connors** said it was customary in other cities and prudent for Farmington to have an employment agreement with the City Manager which formalized job description and other elements of the employment status and responsibilities regarding Mr. Forbush. The City's attorney had reviewed and approved the document. The Mayor noted somewhat of an inconsistency regarding the use of the terms "City Council" and "governing body." The "governing body" includes the mayor and should likely be used in all cases. The language inconsistency would need to be addressed.

**Motion**

**David Hale** moved that the City Council approve the Employment Agreement between the City and the City Manager subject to review of the City Attorney regarding language inconsistencies. **Rick Dutson** seconded the motion. The vote was unanimous in the affirmative.

**REPORT ON DMV DISCUSSION WITH DAVIS COUNTY/MAX FORBUSH/DAVID PETERSEN (Agenda Item #15)**

**Mayor Connors** and **Mr. Forbush** explained that there was a possibility of using County land west of the Farmington Bay Youth Center for the relocation of the Division of Motor Vehicles (DMV) facility. Several options were available, including having the City involved in financing the building through its Municipal Building Authority. The County may want to do the project. A meeting was scheduled for 8 A.M. on Monday, November 22<sup>nd</sup> for City officials to discuss options with the County and DMV officials.

**CITY MANAGER REPORT ON ICMA CONVENTION IDEAS (Agenda Item #17)**

After discussion and by consensus, the City Council gave conceptual approval for the City Manager to investigate further the following actions:

- Implementation of “performance measurements” into City organization.
- Having a “citizen survey” conducted every few years thus allowing citizens to measure how the City is functioning.
- Development of a plan for improving public information flow to and from the City. The plan would address every aspect of communication from the *Newsletter* to the website to enhanced use of GIS services. This would include developing an E-Gov Master Plan and appointing a committee composed of elected officials, City staff, and citizens to develop a Master Plan on how the City could enhance the City website.
- Consideration of creating a “business improvement district” for maintaining improvements within TOD at Park Station.
- Giving the City Development Review Committee more approval authority. This could cut the work load of the Planning Commission and City Council. It would include revamping review processes to improve efficiency.

**MISCELLANEOUS****Utah Land Trust Meeting**

Mr. Dutson reported he had attended a Utah Land Trust meeting. It was beneficial, and he had several suggestions for the consideration of the City Council. He asked if the Council would like to consider meeting with the Planning Commission on a quarterly basis to enhance coordination and understanding. He also suggested the Council may want to consider inviting the School District officials to their meetings from time to time.

**Consultant Regarding Park Station Project**

Mr. Dutson raised the issue that Mr. Haws had strongly suggested the City retain an independent consultant to scrutinize Park Station financing. The Council discussed options. Mr. Forbush stated Alice Steiner may have other options and asked if the Council would like to consider more than one name. After discussion, the City Council directed Mr. Forbush to contact David Miner of Municipal Consulting, Inc., and have him present a proposal to the Council.

**Motion**

**Rick Duston** moved that the City Council authorize the City Manager to contact David Miner of Municipal Consulting, Inc., and request a scope of work/cost proposal to be considered by the Council and approve a budget for up to \$5,000 for the project. **Susan Holmes** seconded the motion, which passed by unanimous vote.

**West Farmington Equestrian Trails**

Ms. Holmes reported complaints by the equestrian trail users of west Farmington. She said they felt they had understood the trail through Farmington Ranches would to be an equestrian trail, and it had been improved with a concrete walkway (unusable by horses) and land spacing up to the concrete.

Mr. Forbush stated that trail was for the use of school children walking to and from Eagle Bay Elementary and was never intended for use by horse owners. The approved equestrian trail was located further to the south and led directly to the power line corridor. It would not be wise to mix horses and school children on the same trail.

**Comcast Presentation**

Ms. Holmes asked if the Council would be interested in hearing a presentation by Comcast regarding cable installation in west Farmington. By consensus, the Council agreed to the presentation.

### **Farmington Ranches HOA**

Mayor Connors reported having met with the Farmington Ranches Homeowners Association and that progress was being made regarding open space maintenance and other issues. Further meetings will be scheduled.

### **Trail Improvements on the Nelson Property**

Mr. Forbush explained that the trail connecting through to the Mike Brown property will need improvement on the Dennis and Danielle Nelson property. The Nelsons have approved a trail easement but would like to have the City delay improvement until they are able to move access to their property via a future bridge over the adjacent stream channel.

In discussion of the issue, Council Members and the Mayor felt it would be appropriate to allow time for the relocation of the driveway access. However, they felt a time limit of 5 years would protect the City's need for the trail connection. The public will not be restricted from use of the trail easement in the meantime. If the bridge is constructed before the 5 year time limit expires, the trail will be improved when the bridge is built. If not, the trail may be improved at or after the 5-year mark.

### **Planning Commission Appointments**

There will be two positions on the Planning Commission that will expire in January. The Council will interview applicants on December 15<sup>th</sup> from 4 to 5:30 P.M. The *Newsletter* will carry another announcement of the vacancies and deadlines for applications. A special meeting of the City Council will be held on December 17 at 12:45 p.m. to appoint the new Planning Commissioners.

### **Employee Christmas Party**

The annual employee's Christmas Party will be held December 17<sup>th</sup> at 1 P.M. in the City Offices.

### **Motion/ GIS Unit**

After a brief discussion, **Rick Dutson** moved that the City Council authorize expenditure as proposed to provide the Community Development Department with needed GIS equipment. **Larry Haugen** seconded the motion, which passed by unanimous vote.

### **ADJOURNMENT**

**Susan Holmes** moved that the meeting adjourn at 10:30 P.M. **Rick Dutson** seconded the motion, which passed by unanimous vote.

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Margy Lomax, City Recorder  
Farmington City